

24 April 2018

City Hall,
The Queen's Walk,
London,
SE1 2AA

Dear Sir/ Madam

**AMENDMENTS TO PLANNING APPLICATION FOR THE REDEVELOPMENT OF
KENSINGTON FORUM HOTEL, 97 – 109 CROMWELL ROAD, LONDON, SW7 4DN
(REFS: GLA/4266 & PP/18/03461)**

On behalf of our client, Queensgate Bow UK Holdco Limited ('the Applicant'), we hereby submit a consolidated set of revised information in support of the application for full planning permission for the comprehensive redevelopment of the above site.

The submission follows the letter from the Mayor of London dated 23rd April 2019 that directs (under the powers conferred by Section 2A of the 1990 Act) that he will act as the local planning authority for the purposes of determining the above planning application.

This application seeks full planning permission for the:

"Comprehensive redevelopment and erection of a part 30, part 22 and part 9 storey building comprising hotel bedrooms and serviced apartments (Class C1) with ancillary bar, restaurants, conferencing and dining areas, leisure facilities and back of house areas; residential accommodation (Class C3); with associated basement, energy centre, plant, car parking, cycle parking, refuse stores, servicing areas; associated highway works and creation of new publicly accessible open space with associated hard and soft landscaping."

Summary of Proposed Amendments

On the 27th September 2019, the Royal Borough of Kensington and Chelsea Planning Committee directed to refuse planning permission (ref: PP/18/03461) for the proposed development. The Planning Committee the following draft reasons for refusal:

i. The height and massing of the proposed development, including an additional tower, would cause less than substantial harm to the character and appearance of nearby heritage assets, especially in nearby views. The elevational treatments would be of an

insufficiently high design quality to have a wholly positive impact on the character and quality of the townscape, and the relevant tests for tall buildings in the Building Height SPD have not been undertaken. The benefits of the development would not outweigh these harms. The proposal is, therefore, contrary to Consolidated Local Plan policies CL1, CL2, CL3, CL4, CL11, & CL12 and the Building Height (in the Royal Borough) SPD.

ii. In the absence of agreed Section 106 obligations, and provisions under section 16 of the General Powers Act, which would secure the necessary mitigation measures and infrastructure which are necessary to make the development acceptable, the proposal would be contrary to policies of the Consolidated Local Plan, in particular policies C1, CT1, CR1, CR4, CR5, CR6, CE1, CE5, and CH2 and the London Plan.

The proposal has been revised to ensure these reasons are addressed and the following amendments are proposed:

- Increase of residential units by 16, from 46 to 62 units;
- All residential units are being offered as affordable. Therefore a total of 62 affordable rented units are now proposed;
- The affordable homes are proposed in the London Affordable Rented tenure;
- An additional two storeys on top of the podium to accommodate the additional residential units;
- Internal reconfigurations to the residential dwellings;
- The residential garden and terrace previously on level 7 now located on level 9;
- The bay windows on the southern-most façade of the podium has been expanded;
- A number of balconies have been proposed on the podium's southern façade and set-back roof terraces at the upper levels along the podium's south western edges;
- Wind mitigation measures tested as part of the June 2018 ES have been fully integrated into the Proposed Amendments;
- The ground floor residential lobbies have been consolidated into one entrance space and the cycle store has increased in size; and
- The bike store and refuse store in the basement level B1 have been amended.

Revised Submission

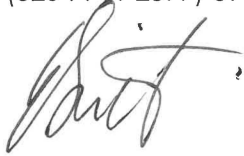
In support of the revised planning application, the following information is submitted which should be read in conjunction with those submitted as part of the original submission (ref. PP/18/03461):

- Application forms and CIL forms
- Planning Drawings
- Design and Access Statement Addendum
- Environmental Statement Addendum
- Internal Daylight Sunlight Assessment
- Transport Assessment
- Waste Management Strategy
- Energy Strategy
- Basement Impact Assessment Letter of Conformity
- Flood Risk Assessment Letter of Conformity

A full list of the superseded application drawings and documents is attached at Appendix 1. Please note that Avison Young was known as GVA at the time of the original submission.

The submission has been made electronically and 1 x hardcopy of the information will be sent by post as agreed.

We look forward to receiving confirmation that the revised application has been received and made valid; however should you require anything further, please do not hesitate to contact Greg Smith (020 7911 2897) of this office.

A handwritten signature in black ink, appearing to read 'Greg Smith', with a stylized flourish at the end.

Greg Smith

For and on behalf of GVA Grimley Limited t/a Avison Young

Kensington Forum

Planning Application Document List

January 2019 Submission	Date
Environmental Statement Non-Technical Summary	June 2018
Environmental Statement Volume I (Main Report)	June 2018
Environmental Statement Volume II (Townscape, Visual and Heritage Impact Assessment)	June 2018
Environmental Statement Volume III (Technical Appendices)	June 2018
Addendum Environmental Statement Non-Technical Summary	April 2019
Addendum Environmental Statement Volume I (Main Report)	April 2019
Addendum Environmental Statement Volume II (Townscape, Visual and Heritage Impact Assessment)	April 2019
Addendum Environmental Statement Volume III (Technical Appendices)	April 2019
Design and Access Statement, including: <ul style="list-style-type: none"> Landscape Strategy Wider Public Realm Strategy 	June 2018
Design and Access Statement Addendum	April 2019
Statement of Community Involvement	June 2018
Transport Assessment (WSP), including: <ul style="list-style-type: none"> Outline Delivery and Servicing Management Plan Coach and Taxi Management Plan Car Parking Management Plan Construction Traffic Management Plan; and Framework Travel Plan 	April 2019
Energy Statement	April 2019
Sustainability Statement (XCO2), including: <ul style="list-style-type: none"> BREEAM Pre-Assessment 	June 2018
Internal Daylight and Sunlight Assessment	April 2019

Basement Impact Assessment	June 2018
Basement Impact Assessment Letter of Conformity	April 2019
Flood Risk Assessment Letter of Conformity	April 2019
Arboricultural Assessment	June 2018
Draft Open Space Management Plan	June 2018
Hotel Market Overview Report	June 2018
S.106 Obligations Statement	June 2018
Planning Statement	June 2018
Waste Management Strategy	April 2019
Building Height SPD (2010) Response Summary	April 2019

Planning Application Drawing List

Reference	Title	Revision
G100 - GA Site Plan/Elevation		
10106-A-DRG-Z0-G100-0000-PL	Site Plan - Site Boundary	A
10106-A-DRG-Z0-G100-2000-PL	Site Plan - Existing	-
10106-A-DRG-Z0-G100-2001-PL	Site Plan - Proposed	A
10106-A-DRG-Z0-G100-4000-PL	Context Elevation - Existing - North	-
10106-A-DRG-Z0-G100-4001-PL	Context Elevation - Existing - East	-
10106-A-DRG-Z0-G100-4002-PL	Context Elevation - Existing - South	-
10106-A-DRG-Z0-G100-4003-PL	Context Elevation - Existing - West	-
10106-A-DRG-Z0-G100-4004-PL	Context Elevation - Proposed - North	A
10106-A-DRG-Z0-G100-4005-PL	Context Elevation - Proposed - East	A
10106-A-DRG-Z0-G100-4006-PL	Context Elevation - Proposed - South	A
10106-A-DRG-Z0-G100-4007-PL	Context Elevation - Proposed - West	A
F100 - Space Matrix		
10106-A-DRG-Z0-F100-2000-PL	Building Plans Matrix (Page 1 of 2)	A
10106-A-DRG-Z0-F100-2001-PL	Building Plans Matrix (Page 2 of 2)	A
G200 - GA Building Plans		
10106-A-DRG-Z2-G200-2100-PL	Level B1 Plan	A
10106-A-DRG-Z2-G200-2101-PL	Level B2 Plan	A
10106-A-DRG-Z2-G200-2000-PL	Level 00 Plan	A
10106-A-DRG-Z2-G200-2000MZ-PL	Level 00 Mezz Plan	A
10106-A-DRG-Z2-G200-2001-PL	Level 01 Plan	A
10106-A-DRG-Z2-G200-2002-PL	Level 02 Plan	A
10106-A-DRG-Z2-G200-2003-PL	Level 03 Plan	A
10106-A-DRG-Z2-G200-2004-PL	Level 04 Plan	A
10106-A-DRG-Z2-G200-2005-PL	Level 05 Plan	A
10106-A-DRG-Z2-G200-2006-PL	Level 06 Plan	A
10106-A-DRG-Z2-G200-2007-PL	Level 07 Plan	A
10106-A-DRG-Z2-G200-2008-PL	Level 08 Plan	A
10106-A-DRG-Z2-G200-2009-PL	Level 09 Plan	A
10106-A-DRG-Z2-G200-2010-PL	Level 10 Plan	-
10106-A-DRG-Z2-G200-2011-PL	Level 11-15 Plan	-
10106-A-DRG-Z2-G200-2016-PL	Level 16-19 Plan	A
10106-A-DRG-Z2-G200-2020-PL	Level 20 Plan	A
10106-A-DRG-Z2-G200-2021-PL	Level 21 Plan	A
10106-A-DRG-Z2-G200-2022-PL	Level 22 Plan	A
10106-A-DRG-Z2-G200-2023-PL	Level 23-26 Plan	A
10106-A-DRG-Z2-G200-2027-PL	Level 27 Plan	A
10106-A-DRG-Z2-G200-2028-PL	Level 28 Plan	A
10106-A-DRG-Z2-G200-2029-PL	Level 29 Plan	A
10106-A-DRG-Z2-G200-2030-PL	Level 30 Plan	A
10106-A-DRG-Z2-G200-2031-PL	Roof Plan	A
G200 - GA Building Section		
10106-A-DRG-Z0-G200-3001-PL	Section AA	A
10106-A-DRG-Z1-G200-3002-PL	Section BB	A
10106-A-DRG-Z1-G200-3003-PL	Section CC	A
10106-A-DRG-Z1-G200-3004-PL	Section DD	A
10106-A-DRG-Z1-G200-3005-PL	Section EE	A
G200 - GA Elevation		

10106-A-DRG-Z0-G200-4000-PL	North Elevation - Cromwell Road	A
10106-A-DRG-Z0-G200-4001-PL	West Elevation - Ashburn Gardens	A
10106-A-DRG-Z0-G200-4002-PL	East Elevation - Ashburn Place	A
10106-A-DRG-Z0-G200-4003-PL	South Elevation - Courtfield Road	A
F200 - Plan Layouts		
10106-A-DRG-Z0-F200-2001-PL	Typical Affordable Residential Layout	A
10106-A-DRG-Z0-F200-2002-PL	Typical Residential Wheelchair	A
10106-A-DRG-Z0-F200-2100-PL	Typical Hotel Plan Layouts (Page 1 of	-
10106-A-DRG-Z0-F200-2101-PL	Typical Hotel Plan Layouts (Page 2 of	-
10106-A-DRG-Z0-F200-2102-PL	Typical Hotel Wheelchair Accessible	-
10106-A-DRG-Z0-F200-2201-PL	Typical Serviced Apartment Layout	-
10106-A-DRG-Z0-F200-2202-PL	Typical Serviced Apartment	-
G251 - Detailed Façade Studies - Rendered Elevation/Plan/Section		
10106-A-DRG-Z0-G251-5100-PL	Podium - Typical Conference Room	A
10106-A-DRG-Z0-G251-5101-PL	Podium - Double Height Glazed	A
10106-A-DRG-Z0-G251-5102-PL	Podium - Glazed Façade to Cromwell	A
10106-A-DRG-Z0-G251-5103-PL	Podium - Glazed Façade to Garden	A
10106-A-DRG-Z0-G251-5104-PL	Podium - Hotel Conservatory	A
10106-A-DRG-Z0-G251-5105-PL	Podium - Hotel Entrance	A
10106-A-DRG-Z0-G251-5106-PL	Podium - Coach Drop-Off Frontage	-
10106-A-DRG-Z0-G251-5107-PL	Podium - Loading Bay Entrance	-
10106-A-DRG-Z0-G251-5108-PL	Podium - Residential Attic Storey	-
10106-A-DRG-Z0-G251-5200-PL	Towers - Typical Serrated Bay Windows	A
10106-A-DRG-Z0-G251-5201-PL	Towers - Cromwell Road Staggered	A
10106-A-DRG-Z0-G251-5202-PL	Towers - Executive Lounge	A
10106-A-DRG-Z0-G251-5300-PL	Courtfield Road - Typical Level Bays	A
10106-A-DRG-Z0-G251-5301-PL	Courtfield Road - Upper Level	A
10106-A-DRG-Z0-G251-5302-PL	Courtfield Road - West Elevation	A
10106-A-DRG-Z0-G251-5303-PL	Courtfield Road - East Elevation	A
10106-A-DRG-Z0-G251-5304-PL	Courtfield Road - Ground Floor	A
10106-A-DRG-Z0-G251-5400-PL	Typical Soffit Details	A

Landscape Drawings		
100 SERIES - GENERAL ARRANGEMENT PLANS		
Landscape General Arrangement Plan - Level 00	ExA_1754_P_100	B
<u>Landscape General Arrangement Plan - Level 07</u>	<u>ExA_1754_P_101</u>	Superseded by ExA_1754_P_102
Landscape General Arrangement Plan - Level 09	ExA_1754_P_102	A
200 SERIES - PLANTING PLANS		
Planting Plan - Trees Sheet 1 of 4	ExA_1754_P_201	A
Planting Plan - Trees Sheet 2 of 4	ExA_1754_P_202	A
Planting Plan - Trees Sheet 3 of 5	ExA_1754_P_203	A
Planting Plan - Trees Sheet 4 of 4	ExA_1754_P_204	B
Planting Plan - Shrubs + Herbaceous Sheet 1 of 8	ExA_1754_P_205	A
Planting Plan - Shrubs + Herbaceous Sheet 2 of 8	ExA_1754_P_206	A
Planting Plan - Shrubs + Herbaceous Sheet 3 of 8	ExA_1754_P_207	A
Planting Plan - Shrubs + Herbaceous Sheet 4 of 8	ExA_1754_P_208	A
Planting Plan - Shrubs + Herbaceous Sheet 5 of 8	ExA_1754_P_209	A
Planting Plan - Shrubs + Herbaceous Sheet 6 of 8	ExA_1754_P_210	B
Planting Plan - Shrubs + Herbaceous Sheet 7 of 8	ExA_1754_P_211	A
Planting Plan - Shrubs + Herbaceous Sheet 8 of 8	ExA_1754_P_212	A
Planting Plan - Bulbs + Hedges Sheet 1 of 6	ExA_1754_P_213	A
Planting Plan - Bulbs + Hedges Sheet 2 of 6	ExA_1754_P_214	A
Planting Plan - Bulbs + Hedges Sheet 3 of 6	ExA_1754_P_215	A
Planting Plan - Bulbs + Hedges Sheet 4 of 6	ExA_1754_P_216	A
Planting Plan - Bulbs + Hedges Sheet 5 of 6	ExA_1754_P_217	A
Planting Plan - Bulbs + Hedges Sheet 6 of 6	ExA_1754_P_218	B
<u>Planting Plan - Level 07 Sheet 1 of 2</u>	<u>ExA_1754_P_219</u>	Superseded by ExA_1754_P_230
<u>Planting Plan - Level 07 Sheet 2 of 2</u>	<u>ExA_1754_P_220</u>	Superseded by ExA_1754_P_231

Planting Plan - Level 09 Sheet 1 of 2	ExA_1754_P_230	A
Planting Plan - Level 09 Sheet 2 of 2	ExA_1754_P_231	A
Planting Plan - Schedule 1 of 2	ExA_1754_P_221	B
Planting Plan - Schedule 2 of 2	ExA_1754_P_222	B
500 SERIES - SECTIONS		
Typical Sections and Elevations	ExA_1754_P_500	A